



SCHEMATIC DESIGN PROJECT BUDGET ESTIMATE

OPTION 1

September 8, 2026

This schematic design estimate establishes a planning-level project budget for Option 1. It reflects the scope and quantities currently defined in the concept plan and scope summary. Costs will require refinement as existing conditions, engineering requirements, security criteria, and final material/equipment selections are confirmed.

CONSTRUCTION BUDGET	
Direct Construction Scope	\$390,478
General Conditions	\$39,048
Contractor Overhead and Profit	\$21,476
Bonds and Insurance	\$9,020
Schematic Design Estimating Contingency	\$23,001
RECOMMENDED CONSTRUCTION BUDGET	\$483,023

PROJECT BUDGET	
SD Construction Budget	\$483,023
Design Fees	\$29,000
Testing and Inspections	\$20,000
Technology (TBD)	\$115,138
FF&E	\$50,000
Parking Lot Lights	\$5,000
City Hall Sign	\$10,000
Project Contingency (10% of Construction)	\$48,302
RECOMMENDED PROJECT BUDGET	\$760,463

Per City

Per City/Wold

Verify

Per City

Per City



DIRECT CONSTRUCTION COST BY DIVISION		
DIV.	DESCRIPTION	COST
01	General Requirements and Demolition	\$16,000
06	Carpentry and Casework	\$56,080
08	Openings and Glazing	\$108,100
09	Finishes	\$61,277
10	Specialties	\$11,000
22	Plumbing	\$66,000
23	HVAC	\$20,000
26	Electrical	\$40,000
27	Technology Rough-Ins	\$12,021
28	Electronic Safety and Security Rough-Ins	Incl.

ESTIMATE NOTES:

This estimate is a schematic planning document and is not a contractor bid, proposal, or guarantee of cost.

The project budget does not include allowances for furniture, window treatments, full council-chamber audiovisual equipment, owner move costs, site or parking improvements, or hazardous-material abatement.

Costs assume construction mid-point of March 2027. Modify escalation if construction schedule is changed.



TECHNOLOGY COSTS/NOTES		
DESCRIPTION	COST	NOTES
General Low Voltage Demo	\$0	Incl. in Construction
Structured Cabling	\$26,950	Wold Estimate
A/V By City, Reuse (Placeholder)	\$15,000	Wold estimate \$97,030 new, reuse existing, confirm
Security - Access Control By City,	\$12,000	Wold estimate \$28,160 new, reusing existing, confirm.
Security - Intrusion Detection	\$17,083	Wold estimate
Security - Surveillance	\$18,638	Wold estimate, could defer
Low Voltage Rough-In	\$0	Incl. in Construction
Fiber Run from 10th to City Hall	\$15,000	Placeholder, Bruce to Confirm
Technology Subtotal:	\$104,671	
Design/Contingency	\$10,467	
Technology Total:	\$115,138	